

**ON-GOING PROCEDURAL CONDITIONS/GENERAL REQUIREMENTS**

LAND USE SERVICES DEPT/CURRENT PLANNING DIVISION (909) 387-4131

1. This Tentative Tract is approved for a maximum of 24 residential lots, with a minimum lot size of 7,200 sq. ft. on a total of 5.39 acres. The proposed project site is located on the north side of Yucca Avenue between Live Oak and Beech Avenues in the community of Fontana, APN's 0230-081-13 & 14. Any alteration or expansion of the tract area or increase of developed area of this site, from that shown on the approved Tentative Tract Map shall require an additional Application/Revision to an Approved Action.
2. All the conditions must be completed and the Final Map must be recorded within thirty-six (36) months of the date of approval, or this Tentative Tract Map shall become null and void. Where circumstances cause delays which do not permit compliance with the 36 month time limitation, the Director of Land Use Services may grant an extension of time for a period not to exceed an additional thirty-six (36) months. Extensions of time, not to exceed thirty-six (36) months or three (3) years may be granted upon written request and submittal of the appropriate fee, not less than thirty (30) days prior to the date of expiration.
3. In compliance with the San Bernardino County Development Code Section 81.0150, the applicant shall agree to defend at his sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the County, its agents, officers, or employees, for any court costs and attorneys fees which the County, its agents, officers or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
4. The applicant shall ascertain and comply with the requirements of all Federal, State, County, and local agencies as are applicable to the project.
5. The project is a graded tract for developer built homes. All required on and off-site improvements shall be completed and approved prior to final inspection of any structures. If a lot sale subdivision is proposed in the future the developer shall apply for a revision so that the conditions of approval can be reevaluated.
6. All landscaping, fencing and structures shall be maintained regularly by the developer, the property owner, or a County Service Area, as appropriate, so that all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. The property will be maintained so that it is visually attractive and not dangerous to the health and welfare of the surrounding properties.

**Non-Standard Condition are bolded**

*Environmental Mitigation Conditions are italicized*

7. Should any enforcement activities be required to insure compliance with the conditions of approval, the applicant or property owner shall be charged for such activities in accordance with the San Bernardino County Code schedule of fees.

PUBLIC WORKS DEPARTMENT/LAND DEVELOPMENT DIVISION (909) 387-8217

8. Existing County roads, which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
9. Any grading within the right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Contracts Division of the Department of Public Works, prior to any placement of base materials and/or paving.

**PRIOR TO LAND DISTURBANCE AND/OR GRADING THE FOLLOWING CONDITIONS SHALL BE MET:**

LUSD/BUILDING AND SAFETY DIVISION - (909) 387-4246

10. A Preliminary Soils Report shall be filed with and approved by the Building and Safety Official. A fee to cover the review shall be submitted with the report. The review costs shall be paid in full.
11. When earthwork quantities exceed 5,000 Cubic Yards (CY), a Geology Report, prepared by a licensed geologist, shall be filed with and approved by the Building Official. A deposit to cover the costs of the review shall be submitted with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. The review costs shall be paid in full.
12. Grading plans shall be submitted to the LUSD/Building and Safety Department.
13. Prior to permit issuance, **CONSTRUCTION** projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Note: Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one-acre of land total.

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PUBLIC HEALTH DEPARTMENT/DIVISION OF ENVIRONMENTAL HEALTH SERVICES  
(DEHS) - (909) 387-4666

14. The project has a high probability of containing Vectors. DEHS Vector Control Section will determine the need for a Vector Survey and any required control programs. A Vector Clearance Letter shall be submitted to DEHS/Land Use Section. For information, contact County Vector Control at (909) 388-4600.

LUSD/CURRENT PLANNING DIVISION (909) 387-4131

15. If cut slopes exceed five feet or fill slopes exceed three feet, a copy of the grading plan must be submitted to the Current Planning Division.

**PRIOR TO RECORDATION OF THE TRACT MAP THE FOLLOWING CONDITIONS SHALL BE MET:**

PUBLIC WORKS DEPARTMENT/LAND DEVELOPMENT DIVISION (909) 387-8217

16. All lots should drain to streets. If lots do not drain to streets, the cross lot drainage will be reviewed and approved by the Building and Safety Division under provisions of the Uniform Building Code Chapter 70 and the County Development Code.
17. The applicant's engineer shall prepare and submit a drainage study.
18. The applicant's engineer shall investigate the existing downstream drainage problems and provide the Land Development office with a detailed drainage analysis showing how drainage flows from and through the site are to be conveyed without with-out adversely impacting adjacent or downstream properties.
19. Proposed drainage structures shall be covered by private drainage easements the width of each being a minimum of 10 feet. In addition, no off-site grading will be allowed for the purpose of directing off-site flows into proposed drainage structures. The engineer shall investigate how off-site drainage shall be routed to proposed drainage structures.
20. In addition to the drainage requirements stated herein, other off-site or on-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to Land Development.
21. Adequate provisions shall be made to intercept and conduct off-site tributary drainage flow around or through the site in a manner which will not adversely affect adjacent or downstream properties.

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**Board of Supervisors Hearing**

**Conditions of Approval**

**September 9, 2003**

22. Drainage improvements required by the conditions of project approval shall be delineated on the Composite Development Plan.
23. Yucca Avenue shall be either overlaid or the existing pavement removed and replaced to the centerline of the street. The decision to overlay or remove and replace shall be made by the County Department of Public Works/Transportation.
24. Road sections within and/or bordering the tract shall be designed and constructed with curbs, gutters, and sidewalks to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works in accordance with the Master Plan of Highways.
25. Final plans and profiles shall indicate the location of any existing utility facility, which would affect construction.
26. Vehicular access rights shall be dedicated on Yucca Avenue.
27. All road names shall be coordinated with the County Department of Public Works, Traffic Division.
28. Turnarounds at dead end streets shall be in accordance with the requirements of the County Department of Public Works, and the County Fire Department.
29. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the County.
30. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
31. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the road improvement plans provides justification to the satisfaction of the Department of Public Works confirming the adequacy of the grade.
32. Trees, irrigation systems, and landscaping required to be installed on the public right-of-way within this tract area shall be maintained by other than the County Department of Public Works, and shall be as specified in County Transportation/Flood Control standards for tree planting or any subsequent ordinance. Maintenance procedures acceptable to the Department of Public Works shall be instituted prior to recordation.
33. All required public road and drainage improvements for subdivisions shall be bonded in accordance with County Development Code unless constructed and approved prior to recordation.
34. The developer shall make a good faith effort to acquire the required off-site property interests and if he or she should fail to do so, the developer shall at least 120 days prior to submittal of the final map for approval, enter into an agreement to complete the improvements pursuant to Government Code

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Section 66462 at such time as County acquires the property interests required for the improvements. Such agreement shall provide for payment by developer of all costs incurred by County to acquire the off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer, at the developer's costs. The appraiser shall have been approved by the County prior to commencement of the appraisal.

35. Improvement plans shall be submitted by the applicant to the Land Development Section for review and approval prior to installation of road and drainage improvements.
36. A 10 foot grant of easement is required to provide a 30 foot half-width right-of-way for Yucca Avenue.
37. An approved type wall/barrier shall be required along the rear of the double frontage lots and shall be constructed outside public right of way.
38. The Geometric Design of the roads shall conform to the guidelines of the "San Bernardino County Transportation Road Planning and Design Standards Manual."
39. All signing and striping shall be shown on the improvement plans as determined necessary by the County Department of Public Works.
40. Roads from this development shall be entered into the County Maintained Road System.
41. Any proposed walls, cut and fill slopes shall be designed and constructed in such a manner so as to ensure that the intersections, curves, and driveways sight distance is adequate for the minimum design speeds.

**PUBLIC WORKS DEPARTMENT/SURVEYOR - (909) 387-8145**

42. Subdivider shall present evidence to the County Surveyor's office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
43. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, which cannot be relinquished or relocated, shall be redesigned.

**PUBLIC WORKS DEPARTMENT/TRAFFIC DIVISION (909) 387-8186**

44. *The applicant shall submit for review and approval, a completed Focused Traffic Study prepared by a Registered Traffic Engineer. This Study shall include data analyzing the*

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*overall project and/or each individual phase's on-site and off-site traffic impacts on existing traffic patterns established for the intersections of Hemlock Avenue and Arrow Route and Hemlock Avenue and Foothill Boulevard. The Focused Traffic Study shall analyze both existing traffic levels and delineate anticipated impacts with the proposed development at full build-out (with final phase implemented), and if deemed necessary, identify appropriate mitigating measures in accordance with the Highway Capacity Manual.*

COUNTY FIRE DEPARTMENT/COMMUNITY SAFETY DIVISION - (909) 386-8400

45. The above-referenced project is protected by the San Bernardino County Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection development requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards of the Fire Department.
46. Water systems designed to meet the required fire flow of this development shall be approved by the County Fire Department. The developer shall furnish the Fire Department with two (2) copies of the water system improvement plan for approval. Water systems shall be operational and approved by the Fire Department prior to recordation or any above grade construction occurring. The required fire flow shall be determined by the appropriate calculations, using the "Guide for the Determination of Required Fire Flow." New water systems shall have minimum eight (8) inch mains, six (6) inch laterals, and six (6) inch risers. Determined Fire Flow: 1250 GPM for 2 Hours at 20 PSI
47. Prior to release for map recordation, building permits, or occupancy, the required fees of \$780.00 shall be paid to the San Bernardino County Fire Department/Community Safety Division. Please contact County Fire Department at (909) 386-8400.

LUSD/BUILDING AND SAFETY DIVISION - (909) 387-4246

48. A Preliminary Soils Report shall be filed with and approved by the Building and Safety Official prior to recordation of the final map. A fee to cover the review shall be submitted with the report. The review costs shall be paid in full prior to the recordation of the final map.
49. When earthwork quantities exceed 5,000 Cubic Yards (CY), a Geology Report, prepared by a licensed geologist, shall be filed with and approved by the Building Official prior to recordation. A deposit to cover the costs of the review shall be submitted with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. The review costs shall be paid in full prior to recordation of the final map.

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PUBLIC HEALTH DEPARTMENT/DIVISION OF ENVIRONMENTAL HEALTH SERVICES  
(DEHS) - (909) 387-4666

50. The water purveyor shall be the Fontana Water Company. Submit evidence of installation and/or service to DEHS for approval. Submit evidence to Building and Safety at time of construction plan for submittal.
51. Applicant shall procure a verification letter from the Fontana Water Company. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference TT 16337 and Assessor's Parcel Numbers 0230-081-13 & 14.
52. Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services.

Santa Ana Region, 3737 Main Street, Suite 500, Riverside, CA 92501-3339  
(909) 782-4130

53. Method of sewage disposal shall be DEHS approved.
54. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. This letter shall reference TT 16337 and Assessor's Parcel Numbers: 0230-081-13 & 14.
55. The Santa Ana Regional Water Quality Control Board requires a minimum of ½ acre gross lot for individual septic systems. The project proposes lot sizes of less than ½ acre gross. Applicant must contact the Regional Board and enter into its “offset” program. Provide a letter from the Regional Board stating the project has complied with the “offset” requirements.
56. If sewer connection and service are unavailable, septic systems will then be allowed, under the following condition: Soil percolation report shall be submitted to DEHS for review and approval. For information, contact Wastewater Section at (909) 387-4666.
57. Submit verification to DEHS of annexation for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at (909) 387-5866.
58. Submit Preliminary Acoustical Information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the Department of

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Public Health/Division of Environmental Health Services (DEHS) for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4655.

SPECIAL DISTRICTS DEPARTMENT - (909) 387-9612

59. Street Lighting Plans and Plan Check Fees must be submitted to Special Districts Department for review and approval. Please submit plans to:

Gale Glenn, Special Districts Department  
157 West 5th St., 2nd Floor  
San Bernardino, CA 92415-0450

LUSD/CODE ENFORCEMENT DIVISION - (909) 387-4044

60. The applicant shall obtain a Special Use Permit (SUP) for the purpose of monitoring the Parkway Landscaping per bond requirements.

LUSD/CURRENT PLANNING DIVISION - (909) 387-4131

61. All existing and proposed utility lines on or adjacent to the project site shall be placed underground in accordance with the requirements of County Development Code Standards and the serving utility companies.
62. **Submit a revised tentative tract map, to be approved by the Current Planning Division, reflecting a 6' solid block wall and minimum 10' wide landscape area adjacent to Yucca Avenue. This area shall be shown as a landscape easement.**
63. Submit four (4) copies of the Landscape Plan(s) for review and approval. Said landscape plan(s) shall delineate the following required items:
- A) Parkway/Street Trees: One inch (1") caliper/15 gallon minimum size, multi-branched trees shall be planted on all lots adjacent to the street right-of-way as follows:
- |    |                 |   |             |
|----|-----------------|---|-------------|
| a) | Cul-de-sac lot: | - | 1 tree/lot  |
| b) | Interior lot:   | - | 2 trees/lot |
| c) | Corner lot      | - | 3 trees/lot |
- B) All walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-face or slump concrete block and/or matching exterior stucco/plaster, columns, or other such decorative architectural features to provide visual and

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## Board of Supervisors Hearing

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physical relief along the wall face. All walls exceeding six feet (6'-0") in height, may require engineered plans and building permits from the LUSD/Building and Safety Division. **Note:** A six-foot (6'-0") high, decorative, solid wall shall be shown along all property lines of lots abutting off-site areas.

- C) Common Area - Common open areas (landscape easement area) shall be landscaped with native plants or locally adaptable drought-tolerant, fire resistive cultivars, trees, and/or turf capable of surviving the site's prevailing climate and soil conditions with a minimum of supplemental water maintenance once established. The required landscaping may also incorporate decorative rock, boulders, or other suitable hardscape material into the overall design concept, but these materials will not be used totally in lieu of landscape vegetation.
  - D) Irrigation Systems - All irrigation systems, where required, shall be designed on an individual lot basis, in an approved manner.
64. Submit four (4) copies of the Irrigation Plan(s) for review and approval.
- A) Irrigation Systems - Landscape irrigation shall be provided primarily utilizing drip, bubbler or other non-aerial water saving method or system. The system shall include timers for controlled application. Suitable temporary irrigation methods may be substituted where used to establish native or drought/fire resistant plantings.
65. Landscaping - All Parkway and Common Area landscaping and landscape features, including walls, as shown on the approved landscape plans shall be installed or suitable bonds posted for their completion.
66. The maintenance of all landscaping components in the "open space/common areas" shall be the sole responsibility of the developer until the permanent maintenance is officially assumed by an approved landscape maintenance district. Proof of such maintenance agreement shall be provided to the Current Planning Division for review and approval.
67. A Composite Development Plan [CDP], complying with Sections 83.040501 et.seq. and 84.0325 of the County Development Code, shall be filed with the Public Works Department/Surveyor Division. The following shall be delineated on the Composite Development Plan:
- A) All lots shall have a minimum area of 7,200 square feet, a minimum depth of 100 feet, and a minimum width of 60 feet, with 70 feet on corner lots. In addition, each lot on a cul-de-sac or on a curved street, where the side lot lines thereof are diverging from the front to the rear of the lot, shall have a width of not less than 40 feet, when measured at the building setback lines delineated on the Composite Development Plan.
  - B) A variable front yard setback of at least twenty-two (22) feet (average of twenty-five (25) feet) from internal edge of sidewalk.

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- C) Street side yard setback of at least fifteen (15) feet.
- D) Side yard setbacks shall be five (5) feet and ten (10) feet minimums on alternate side yards.
- E) Rear yard setback of at least fifteen (15) feet.
- F) Variable setbacks and footprints where no three adjacent units shall have their closest facade to the street within the same plane.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:**

PUBLIC WORKS DEPARTMENT/LAND DEVELOPMENT DIVISION - (909) 387-8217

- 68. Projects subject to a building permit shall have all required on-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures. The term "phase" as used here shall mean the following: "The block of building permits draw on less than the whole project" or "a plan of building construction which indicates blocks of construction of less than the whole project." In each phase, the installation of any on-site or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and driveable access for fire and safety, and the ordinary and intended use of buildings and structures. The Building Official, with the concurrence of the Land Development Section, may approve any plan or approve a change to an approved plan that complies with the intent of this policy.

COUNTY FIRE DEPARTMENT/COMMUNITY SAFETY DIVISION - (909) 386-8400

- 69. Prior to any framing occurring, all flammable vegetation shall be removed from each building site a minimum distance of thirty (30) feet from any combustible material, including a finished structure
- 70. Prior to any framing construction, approved fire hydrants and fire hydrant pavement markers shall be installed. Fire hydrants shall be six (6) inch diameter with a minimum of one four (4) inch and one two and a half (2-1/2) inch connection as specified by Fire Department. The design of the fire hydrant and fire hydrant pavement markers shall be approved by the Fire Department. All fire hydrant spacing shall be three hundred (300) feet with the exception of single family residential, which may be increased to six hundred (600) feet maximum.
- 71. **Fire Sprinklers are required for any structure proposed beyond the maximum 600' cul-de-sac length.**

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72. Prior to issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
73. Submit professionally prepared plans for approval and obtain permits prior to any construction.
74. Prior to permit issuance, CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Note: Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one acre of land total.

**SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:**

PUBLIC WORKS DEPARTMENT/LAND DEVELOPMENT DIVISION - (909) 387-8217

75. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Department of Public Works.

COUNTY FIRE DEPARTMENT/COMMUNITY SAFETY DIVISION - (909) 386-8400

76. The street addresses shall be posted with a minimum of four-inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be internally electrically illuminated with a low voltage power source. Posted numbers shall contrast with their background and be legible from the street in accordance with the Uniform Fire Code. Where building setbacks exceed one hundred (100) feet from the roadway, additional contrasting four-inch (4") numbers shall be displayed at the property access.
77. Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used, shall be maintained with a approved spark arrestor visible from the ground, as identified in the Uniform Fire Code.

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78. All required landscaping, fencing and walls shall be constructed/installed.
79. Prior to the final inspection by Building and Safety Department and/or issuance of a Final Approval by the Current Planning Division, all fees required under Actual Cost Job Number 11354CF1 shall be paid in full.

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80. Street improvements consisting of curb and gutter, sidewalks and match-up paving shall be installed within the tract and across the properties adjacent to Yucca Avenue.